



Auburn Junction and Downtown Auburn

Washington's Great Investment Opportunity

For 120 years, property owners, business large and small, and individuals have invested and succeeded in Downtown Auburn. Now you can do the same. Downtown Auburn is undergoing a renaissance and you can build equity by investing in it. Recent and ongoing infrastructure investments by the City of Auburn, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities make Downtown Auburn a great investment opportunity.



For more information, contact:

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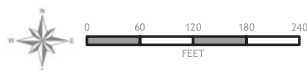
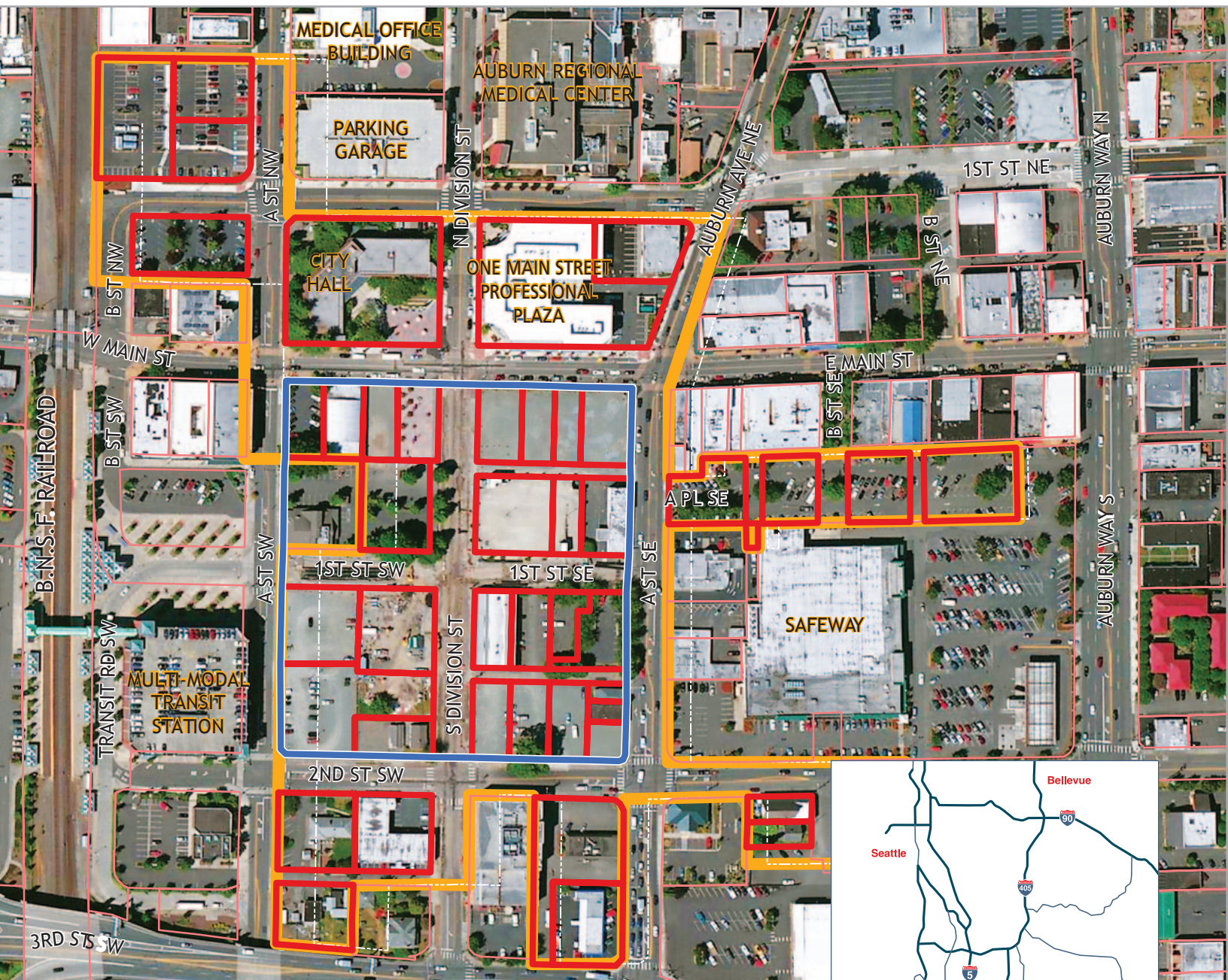
"We're excited for the future of downtown. I think this is our time. We've had a lot of fun with this. Hands down, this is the most fun I've had opening a restaurant."

– David Allen, Owner of the Truitt Building and partner in Oddfellas Pub and Eatery in Downtown Auburn

City of Auburn Downtown Redevelopment Area

Auburn Junction is four city blocks in the heart of Downtown Auburn with its own design standards and City incentives to enhance its investment potential.

Downtown Auburn is centered along historic Main Street, which annually hosts the largest Veteran's Day parade west of the Mississippi River, and is home to the award-winning Auburn International Farmers Market.



Parcels Inside Downtown Redevelopment Area



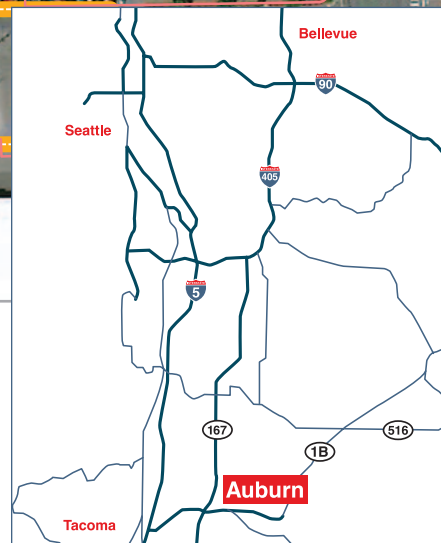
Other Parcels



Downtown Redevelopment Area



Auburn Junction





South Division Street Promenade (April 2012)

Public Sector Investment for Private Sector Benefit:

Since 2010, the City of Auburn has been investing \$10 million of federal and state funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment.

The City has:

- Relocated public and private utilities out of alleyways to remove infrastructure barriers for redevelopment of adjacent properties
- Upgraded water, sewer, storm and private utilities - excess underground stormwater capacity exists for private new development to use
- Installed new street paving and low impact development features such as pervious asphalt
- Constructed 10-20 foot wide landscaped sidewalks
- Installed new LED streetlights throughout Downtown and a new traffic signal at Main Street and Division Street
- Placed new street furniture and trash receptacles
- Installed a new ornamental gateway arch
- Constructed new and improved downtown plazas
- Scheduled additional downtown improvements including an outdoor rotating sculpture garden and pedestrian way-finding kiosks in Summer 2012 and Fall 2012, respectively

Auburn Fast Facts :

- Current Population: 70,180
- Current Households: 28,635
- Current Average Household Income: \$61,826
- No Business & Occupation Tax or Employee Head Tax
- Main campus for Green River Community College
- 28 Parks and 23 miles of Trails
- City owned and operated Auburn Golf Course
- City owned Auburn Municipal Airport (general aviation)
- 1,000 seat Downtown Performing Arts Center
- 300 seat Downtown Live Theater
- Directly served by Highway 18 and State Route 167 and 3 miles from Interstate 5
- 15 miles from Seattle Tacoma International Airport, 15 miles from the Port of Tacoma and 20 miles from the Port of Seattle

**Auburn is eager
to work with you...**



The Right Attitude - Auburn is client-focused with a commitment to problem solving and meeting or beating expectations. Not just a claim - ask others who have done recent business with the City

No Environmental Review Required - Auburn completed an environmental impact statement and Downtown Plan that eliminate the need for further environmental review

Regional Urban Center - Puget Sound Regional Council designation for Downtown Auburn paves the way for more density and land use intensity

Design Certainty - City Council approved design standards for the Downtown Urban Center and Auburn Junction, providing both flexibility and certainty to keep costs down

Reasonable Development Fees - No change in building, engineering and land use fees since 2009

Traffic Impact Fee Waiver - Development within the 4-block Auburn Junction pays no traffic impact fee

Deferred Impact Fee and System Development Charges - Fees can be paid at time of certificate of occupancy rather than at building permit issuance

Multi-Family Property Tax Exemption - 8-year exemption for qualifying market rate multi-family housing

Construction Sales Tax Exemption - Up to \$100,000 refund from the City for eligible constructed-related sales tax

Small Business Development Assistance Program - A 50% reduction in land use, building and other fees for eligible businesses

"A community can be a real challenge or a real joy to work with. Time and time again, Auburn's leaders have brought constituencies together so that successful projects can be developed. With open minds and creativity, and mutual trust, the City has been instrumental in bringing these projects to fruition and in supporting them through their operations."

– Jeffrey Oliphant, President, JLO Washington Enterprises, Inc., developer of 100,000+ sf of Class A offices and 200,000+ sf of retail in Auburn, including an 88,000 sf office/retail building in Downtown Auburn in 2009

"We've had a great relationship with the City. When we expanded to our new location they were very helpful to me as a small business owner."

– Stephanie Cox, Owner, Children's Dance Theater in Downtown Auburn